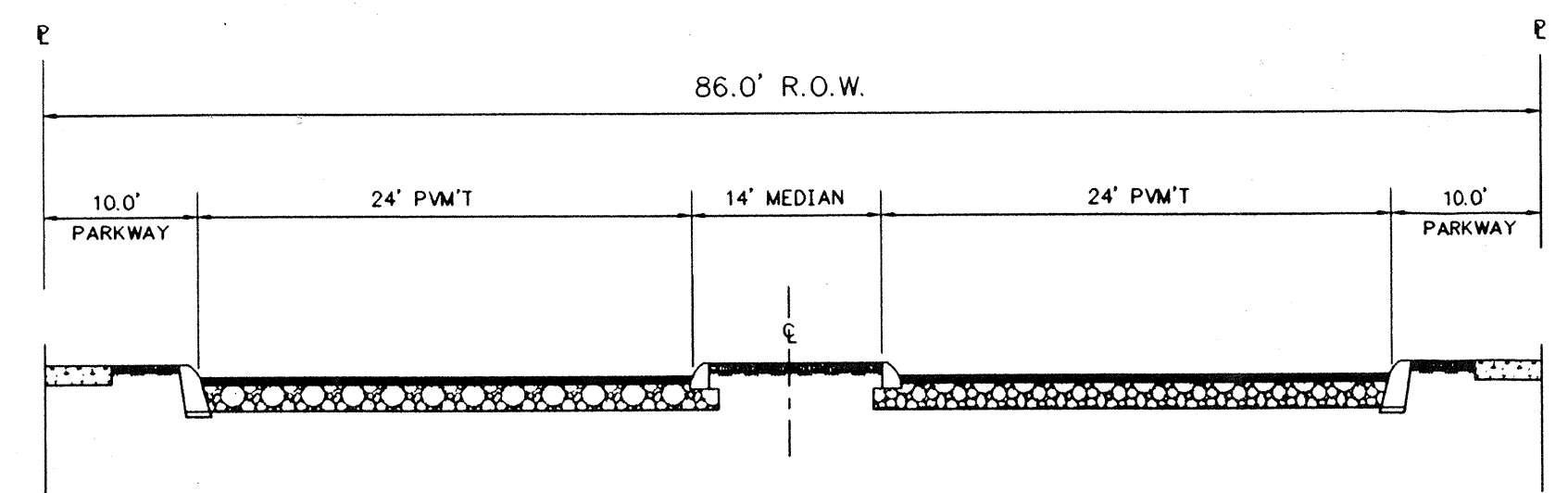


SCALE: 1" = 200'



ENTRY STREET R.O.W. FLARE

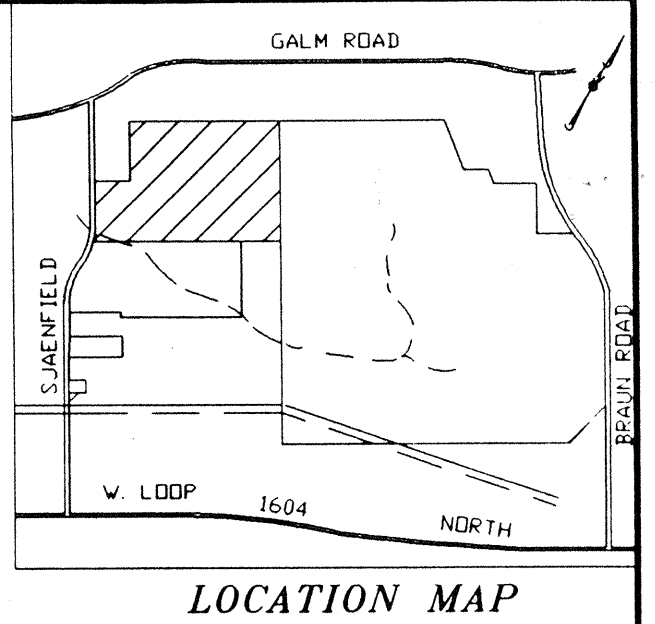
LANCE & KRISTINE P. LOUVIERE
VOL. 5582 PG. 1437

LOU ELLEN BOYD
VOL. 6509 PG. 193

LOU ELLEN BOYD
VOL. 6509 PG. 193

79.92 ACRES

5.6190 ACRES



LOCATION MAP

(EXIST. 60' R.O.W. - RURAL COLLECTOR)
PROPOSED 86' R.O.W. ARTERIAL TYPE "A"

60'
30'

VOL. 5638 PG. 305

VOL. 4311 PG. 275

UNIT 1

UNIT 2
123.89 ACRES
COUNTY BLOCK EAST 4450

UNIT 3

5 UNITS

LOCAL "B"
60' ROW

PROPOSED POADP WILDHORSE
FCS WILDHORSE, L1

COUNTY BLOCK 4450
538.86 ACRES

4 UNITS

UNIT 5

UNIT 4

C. VILLANUEVA
VOL. 2506 PG. 1548

COUNTY BLOCK 4449

ZACHARY W. TAUSCH ETAL &
CLARENCE TAUSCH
VOL. 3425 PG. 1431

COUNTY BLOCK 4500

42.20 ACRES

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

NOTE:
25' BUILDING SETBACK ALONG 60' LOCAL "B" STREET
20' BUILDING SETBACK ALONG 50' LOCAL STREETS

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

TOTAL LAND AREA = 123.89 Ac.
TOTAL NUMBER OF LOTS RES. = 500 LOTS
DENSITY (RES.) = 4.03 UNITS PER Ac.

UTILITIES:

WATER : SAN ANTONIO WATER SYSTEM
SEWER : SAN ANTONIO WATER SYSTEM
TELEPHONE : S.W. BELL TELEPHONE CO.
ELECTRIC : CITY PUBLIC SERVICE

GENERAL NOTES:

1. TYPICAL LOT SIZE: 6000 SQ. FT.
2. STREET CONFIGURATION IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN.

Handwritten signature and date: 10-12-01, 4-23-03

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 OCT 22 AM 7:47

MENN TRACT PRELIMINARY OVERALL AREA DEVELOPMENT PLAN			
DATE	REVISION	M.W. CUDE ENGINEERS, L.L.C.	
		CIVIL ENGINEERS & SURVEYORS	
10/18/01	ENTRY FLARE DETAIL		
DRAWN BY: J.M.C.		DATE: 3/27/01	SHEET 1 OF 1
CHECKED BY: J.J.C.		JOB NO.: 149820	

VRP# 02-06-116



City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

New

02 JUN 12 PM 4:10

Vested Rights Permit
APPLICATION

Permit File: # VRP#02-06-116
Assigned by city staff

Date: 4/12/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of First City Properties
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Shaenfield south of Galm Road
5. Council District 6 ETJ Yes Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Menn Tract (POADP) # _____

Date accepted: 10/22/01 Expiration Date: None if a plat MDP Size: 123.89 acres

Date received: 4/12/01

is filed on or before 4/23/03

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

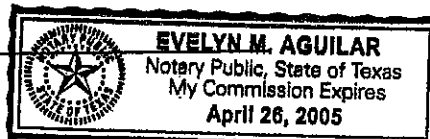
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkan, Jr. Signature: [Signature] Date: 6/12/02

Sworn to and subscribed before me by on this 12th day of June 2002 to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: [Signature]
Assistant City Attorney

Date: July 29, 2002

August 17, 2001

#02-06-116

2

Copy of application showing
submission date of 4-12-01
not included.
POAPP shows submission on 10-22-01

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 12 PM 4:10

June 12, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for Menn Tract Preliminary Overall
Area Development Plan (POADP No. 718)

Dear Messrs. Herrera and Shute:

On behalf of our client, First City Properties, please accept this application for recognition of vested rights for the above referenced property.

The basis for this vested rights permit application is the application for the Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan which was submitted to the City of San Antonio on **April 12, 2001**. The Preliminary Overall Area Development Plan was subsequently assigned POADP No. 718 by the City's Department of Planning. POADP No. 718 was approved on October 22, 2001.

My review of the aforementioned documents has led me to conclude that this property is entitled to the recognition of vested rights as of **April 12, 2001** (the date of submittal) under Texas Local Government Code Chapter 245 and Unified Development Code Article 7 Division 2. I am confident that after you have had an opportunity to review this matter you shall reach the same conclusion and issue the requested permit acknowledging this properties vested rights.

Enclosed herewith please find a check for \$160.00 to cover the costs of processing this application. In addition, please find two (2) copies of the following:

1. Exhibit A - Vested Rights Permit Application dated June 12, 2002; and
2. Exhibit B - POADP No. 718, which shall also serve as a site map of the property.



Mr. Mike Herrera
Mr. Tom Shute
June 12, 2002
Page 2

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: _____
Habib H. Erkan, Jr.

f:4105.002/mennherrerashute ltr.doc
Enclosures

02 JUN 12 PM 4:10

2026

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

DATE 6/12/02 $\frac{32-61}{1110}$ 53

PAY TO THE ORDER OF City of San Antonio

One Hundred Sixty Two \$ 160.00

Test/Menu not application

DOLLARS ☒ Money Received
Indicate on Back

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈002026⑈ ⑆1111000614⑆ ⑆5555996680⑈

MP